Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



43 Edith Avenue

St Judes, Plymouth, PL4 8TJ

£220,000

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A mid-terraced house, 2 storey accommodation in the same family ownership for many years. Believed to have been built in the late Victorian period circa 1890s. Property has been upgraded & improved in the past, although it would benefit from a major program of updating, improvement & refurbishment. The property comprises of an entrance lobby, hall, a good sized lounge, a separate dining room, kitchen, 3 bedrooms, a store room & a shower room/wc. Originally a 4 bedroom layout. A low-maintenance front garden, long level & enclosed lawned rear garden & outside wc. Vacant. No onward chain.







EDITH AVENUE, ST JUDES, PLYMOUTH, PL4 8TJ

LOCATION
In this popular & established area of St Judes with a variety of local services & amenities to hand. Position is convenient for access into the city & near-by to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 6'3 x 3'8 (1.91m x 1.12m)
Double doors into:

HALL 15' long (4.57m long)
Staircase rises to the first floor. 2 under-stairs storage cupboards.

LOUNGE 17'9 x 12'1 maximum (5.41m x 3.68m maximum)
Deep & wide bay window to the front. Focal feature fireplace.

DINING ROOM 15'6 x 8'9 (4.72m x 2.67m)
Window overlooking the rear garden.

REAR HALL
Doors to the kitchen & rear garden.

KITCHEN 11'6 x 6'3 (3.51m x 1.91m)
Window to the rear. Basic fittings. Stainless steel sink with electric Heatrae water heater. Door to: Larder with window to the rear.

LANDING

BEDROOM ONE 16'8 x 10'11 maximum (5.08m x 3.33m maximum)
Wardrobe to the left of the chimney breast.

BEDROOM TWO 13'10 x 11'4 maximum (4.22m x 3.45m maximum)
Window to the rear overlooking the back garden.

BEDROOM THREE 9'3 x 7'2 (2.82m x 2.18m)
Window to the front.

SHOWER ROOM 10'9 x 7' maximum (former 4th bedroom) (3.28m x 2.13m maximum (former 1.22mth bedroom))
Window to the rear. Quality white modern suite. Close coupled wc. Pedestal wash-hand basin. Walk-in shower with Mira Sprint electrically heated shower. Airing cupboard housing the Fortic style hot water tank & emersion heater.

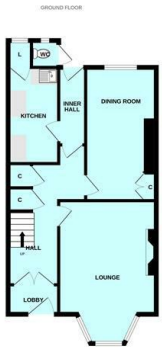
STORE ROOM 11'3 x 5' maximum (former bathroom) (3.43m x 1.52m maximum (former bathroom))
'L-shaped'.

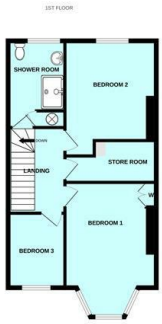
EXTERNALLY
Low maintenance terraced front garden with paving slabs & steps up to the front door. To the rear, a long walled enclosed back garden, some 55' x 19'. Central pathway having lawns to either side. 2 outside sheds & outside wc. Washing line.

Area Map



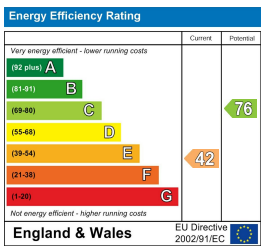
Floor Plans

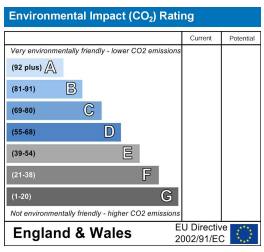




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Energy Efficiency Graph





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